

5 Fairview Crescent E Brooks, Alberta

MLS # A2280392



\$447,900

Division:	Fairview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,667 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Metal, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-SD
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home		

Inclusions: Window Blinds, Underground Sprinklers (as is), Central Vac & Attachments (as is), TV Wall Mounts, 3 new bathroom faucets (not installed)

Welcome to this beautifully maintained and thoughtfully updated home, located in one of Brooks' most highly desired neighbourhoods. This clean, bright 3 bedroom, 3 bathroom property offers a functional layout, timeless finishes and the peace of mind that comes with extensive recent improvements. The home features new flooring and fresh paint, trim, baseboards and interior railings, creating a light and inviting atmosphere. All bathrooms have seen updates adding a crisp, modern touch. Comfort and convenience are enhanced with a new thermostat and doorbell, while the kitchen has been refreshed with a new stove and range hood. Additional updates include new glass in two windows, a new overhead garage door, and new drywall in the garage. Outside, enjoy a new fence and a shed with all new shingles and siding on the west side, providing practical and attractive storage. For added buyer confidence, a pre-listing home inspection has been completed, making this a truly move-in-ready opportunity in an excellent location. A well-cared for home with meaningful updates in a prime setting. 5 Fairview Crescent is ready to welcome its next owners.